

## WARRANTY DEED

split  
11-0-8B  
11-0-8 13-110  
NO TRANSFER  
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

025213

11-0-8B  
now part of  
11-0-7B - 13-140

That **ARTHUR A. ROY** and **DELORES A. ROY**, husband and wife, both of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **JEANNETTE GURNEY**, of Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey**, unto the said **JEANNETTE GURNEY**, her assigns forever,

A certain lot or parcel of land situated on the easterly side of the West River Road in the City of Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

Beginning at a 3/4" steel pin found in the easterly line of the West River Road at the southwest corner of land now or formerly owned by Jeannette Gurney, said Gurney's deed is recorded in the Kennebec County Registry of Deeds in Book 1132, Page 324; thence South thirty-nine degrees forty-one minutes East (S 39° 41' E) along said Gurney's southerly line for one hundred thirty and zero tenths feet (130.0') to a 3/4" steel pin found at the easterly corner of land now or formerly owned by Arthur A. and Delores A. Roy, said Roy's deed is recorded in the Kennebec County Registry of Deeds in Book 2756, Page 349; thence North forty-one degrees forty-nine minutes West (N 41° 49' W) along land to be retained by the Grantors for one hundred thirty and five tenths feet (130.5') to a 5/8" steel pin with identification cap set in the easterly line of the West River Road; thence North fifty-four degrees forty-four minutes East (N 54° 44' E) along the easterly line of the West River Road for four and eight tenths feet (4.8') more or less to the point of beginning.

Meaning and intending to convey a parcel of land containing three hundred fifteen and eight tenths (315.8) square feet and being a portion of the premises conveyed to Arthur A. Roy and Delores A. Roy by deed of Jeannette Gurney, dated December 13, 1984, and recorded in the Kennebec County Registry of Deeds in Book 2756, Page 349.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **JEANNETTE GURNEY**, her heirs and assigns, to her and their use and behoof forever.

And we do **covenant** with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **Warrant and Defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said **ARTHUR A. ROY** and **DELORES A. ROY**, each joining in this deed as Grantor, and each relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 10 day of ~~September~~ October, in the year of our Lord one thousand nine hundred and ninety. 1990

Signed, Sealed and Delivered  
in the presence of:

Arthur A. Roy

Arthur A. Roy  
Arthur A. Roy

Delores A. Roy

Delores A. Roy  
Delores A. Roy

13-110  
13-140

STATE OF MAINE  
KENNEBEC, ss.

Dated: 6th September, 1990

Personally appeared the above named **ARTHUR A. ROY** and **DELORES A. ROY** and acknowledged the above instrument to be their free act and deed.

Before me,

*Albert L. Bernier*  
Notary Public  
Print Name:  
My Commission Expires:

ALBERT L. BERNIER  
NOTARY PUBLIC  
MY COMMISSION EXPIRES DECEMBER 17, 1995

RECEIVED KENNEBEC SS.  
1990 NOV -5 AM 9:00

*John Charles [Signature]*  
REGISTER OF DEEDS